



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

The SOUTH END LANDMARK DISTRICT COMMISSION will hold a public hearing:

DATE: Tuesday, March 1, 2011
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, ROOM 801

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpreters are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Christie Gamp, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

5:30 – 6:00

PRESENTATION

Alexa Pinard, Urban Designer, Boston Redevelopment Authority

Presentation concerning the Harrison/Albany Corridor Planning Study

DESIGN REVIEW APPLICATIONS

6:00 – 6:15

Application: 11.725 SE

Applicant:

41-43 West Newton Street

Diana Norbury, property manager: Install metal hand railings at the entry stoop. The railings will be mounted into the stair treads.

6:15 – 6:30

Application: 11.727 SE

Applicant:

26 Bradford Street

Sari Kalin and Michael Ricciuti, property owners: Install a roof deck.

6:30 – 6:45

Application: 11.729 SE

Applicant:

118 West Concord Street

Bob McCarthy, contractor: Replace 6 wood 2/2 windows at front of building with wood 2/2 windows. Replace 4 windows at rear (exempt from SELDC review).

6:45 – 7:00

Application: 11.731 SE

Applicant:

715 Tremont Street

James Blauch, architect: Replace three aluminum and glass storefront systems in kind, with the exception of the fixed transoms, which will be replaced by operable transoms. Install vandal-resistant screens over all storefront glazing except for the doors.

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DESIGN REVIEW APPLICATIONS (Continued)

7:00 – 7:30

Application: 09.956 SE

Applicant:

102-104 West Springfield Street

Sean Curran: Install a shed roof dormer and a rear deck, adjacent to the West Springfield Garden. SELDC denied these proposals without prejudice in April 2009.

7:30 – 7:45

Application: 11.734 SE

Applicant:

1134 Washington Street

Gregg Donovan, agent; Douglas George, architect; David Kelliher, contractor: Block post-1986 storefront entry on East Berkeley Street, install new signage and lighting at sign bands, replace blade signs with internally illuminated blade signs.

7:45 – 8:00

Application: 11.735 SE

Applicant:

29 Worcester Square

J. Alexander Wajsfelner, contractor; Christopher Sheehan, property owner: Replace two curved wood sash and one straight wood sash window with new straight wood sash 2/2 windows.

8:00 – 8:15

Application: 11.736 SE

Applicant:

285 Columbus Avenue

Timothy Greene, tenant; Curtis Kemeny, property owner; Greg Nawrotzski, architect: Replace three antennas that are mounted to the face of the parapet wall. One of the three antennas will be moved approximately 10 feet from its current location.

ADVISORY REVIEW

8:15 – 9:00

740 Tremont Street (New Hope Baptist Church)

Michael Minkoff, prospective buyer; Gary Hendren, architect; Mary Feeney, representative of current owner - New Hope Baptist Church: Proposed redevelopment of church building into residential condominiums, with changes to window openings, entryways and doors, roofline, landscaping and other elements.

SELDC POLICY REVIEW

9:00 – 9:15

Roof Deck Railing Systems: Commission discussion of the type of roof deck railing systems allowable in the South End Landmark District.

9:15 – 9:30

Architectural Violations: Commission discussion of the process for architectural violations when one or more non-reported violations are found to be in close proximity of a newly-reported architectural violation.

(over)

9:30

ADMINISTRATIVE REVIEW

In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval.

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send a facsimile of your building-permit application to the Environment Department. Upon its receipt Commission staff will sign off on the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE that no further correspondence will be issued for the applications listed below: the building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness.

If you have any questions not addressed by the above information, please consult the staff at the telephone number listed below. Thank you.

11.712 SE: Worcester Square: In kind replacement of one 50-inch high by 53-inch long panel of the fencing around Worcester Square park. The existing steel fence with galvanized color coating was installed in 1984. The panel needing replacement was damaged by an automobile in January 2011.

11.724 SE: 17-21 Worcester Square: Repair and repaint brownstone stoop at 17-19 Worcester Square. Replace badly-broken bluestone slab at coal bunker, in kind.

11.726 SE: 162 West Canton Street: Replace aluminum 6/6 and 9/9 windows with wood 2/2 windows, with trapezoidal profile muntins.

11.728 SE: 203 West Springfield Street: Replace aluminum gutter with copper gutter. Gutter is at rear of building, facing the Worcester Street Garden.

11.730 SE: 113 Pembroke Street: Replace 6/6 and 9/9 windows with wood 2/2 windows, with trapezoidal profile muntins. Install half screens.

11.732 SE: 682 Tremont Street: Replace fabric on existing storefront canopy framework, with new lettering on valance.

11.733 SE: 492 Massachusetts Avenue: Repoint all elevations. Repair and repaint copper bays.

11.737 SE: 74 Union Park Street (Cathedral High School): Install 45 wood replacement windows, part of a phased window replacement project that was initiated in 2007 to correct a window violation condition. The 45 windows in this phase match what were approved in the 2008, 2009 and 2010 phases.

PROJECTED ADJOURNMENT: 9:45 PM

Date posted: February 17, 2011

cc: Mayor, Inspectional Services Department, City Clerk, Boston Redevelopment Authority, Applicants, District City Councilors, Neighborhood Services, Property Owners, Law Department, Abutters (from most recent tax list)
For additional information, please contact South End Landmark District Commission staff at 617-635-3850.